



CITY OF HUNTINGTON BEACH
Inter Office Communication
Planning Department

TO: Planning Commission

FROM: Scott Hess, AICP, Director of Planning *SH HF*

DATE: May 13, 2008

**SUBJECT: ITEM A-2 CONDITIONAL USE PERMIT NO. 07-039 (SENIOR CENTER –
LANDSCAPE PLANS UPDATE)**

The purpose of this memorandum is to provide the Planning Commission with a status update regarding the senior center landscape plans. You may recall that review and approval of the project design, including landscape plans, was made a condition of approval at the December 11, 2007 Planning Commission public hearing. The condition was upheld with the City Council's approval of the project on February 4th of this year.

The Owner Participation Agreement (OPA) between the City, the Redevelopment Agency and the developer for the project requires that building permits be issued by July 1, 2008. Subsequent to the City Council's approval of the project in February, City staff prepared a timeline, which was conveyed to the developer on February 22, 2008, outlining the necessary processing steps in order to meet the July 1st deadline. In anticipation of meeting this deadline, City staff agendaized the Planning Commission's review of the project design/landscape plans on May 13th as a study session item and on May 27th for final review and action. To date, the City has not received any submittals for project design or landscape plans beyond the conceptual plans that were approved by the Planning Commission at the December 11th public hearing. Receipt of any future submittals will be brought to the Planning Commission for review and approval.

cc: Paul Emery, Interim City Administrator
Jim Engle, Director of Community Services
Stanley Smalewitz, Director of Economic Development
Herb Fauland, Planning Manager
Mary Beth Broeren, Planning Manager
Leonie Mulvihill, Senior Deputy City Attorney
Makallon Atlanta Huntington Beach, LLC

SS #A-2